

Message Text

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50/40

ACTION OIC-04

INFO OCT-01 EUR-06 ADP-00 MBFR-03 SY-10 IO-03 PM-07 OC-06

CCO-00 SSO-00 ABF-01 FBO-01 /042 W

----- 035308

P R 231130 Z JUN 73

FM AMEMBASSY VIENNA

TO SECSTATE WASHDC PRIORITY 9311

INFO AMCONSUL FRANKFURT

AMEMBASSY BONN

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C O R R E C T E D C O P Y (T E X T)

STATE FOR FBO AND IO/ OIC

FRANKFURT FOR RTC

BONN FOR RCO, A/ SY, A/ OC

FROM US REP MBFR

E. O. 11652: GDS

TAGS: OCON, PARM

SUBJECT: MBFR: FACILITY FOR US DELEGATION

REF: VIENNA 4964

1. SUBJECT FACILITY LOCATED AT CORNER OF SILBERGASSE AND RUDOLF-
INERGASSE AS OUTLINED IN REFTEL INSPECTED BY HERBERT RATHNER, OIC;
CHARLES WEISS, RTC FRANKFURT; MICHAEL COUGHLIN, RSO; DAY MOUNT,
GSO VIENNA; AND PAUL DEL GUIDICE, COMMUNICATIONS SUPER VIENNA,
ON JUNE 22. ALL AGREE FACILITY APPEARS VERY SUITABLE FOR MBFR.

2. IT IS CONSIDERED THAT A COMMUNICAION CENTER BE INSTALLED IN
THIS BUILDING WHICH WOULD REQUIRE A STAFF OF 4-5 COMMUNICATORS.
SUFFICIENT SPACE IS AVAILABLE IN THE LARGER DUPLEX AREA, AND THE
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EXISTING ELECTRICAL WIRING SYSTEM SEEMS SUFFICIENT TO FACILITATE THE COMMUNICATIONS CENTER, AND WITH MINOR MODIFICATIONS ACCOMODATE THE ELECTRICAL REQUIREMENTS FOR AN ACR AND NECESSARY OFFICE MACHINES AND EQUIPMENT. THE BUILDING ENGINEER ADVISED THAT THE ELECTRIC SERVICE TO EACH APARTMENT WAS 5500 WATTS AND THAT BUILDING SERVICE WAS THREE PHASE 220/380 VAC. THE LARGEST WIRE SIZE TO EACH APARTMENT WAS FOR ELECTRIC RANGE SERVICE AND WAS 4.5 MM DIAMETER. IN ADDITION HE ADVISED THE FLOOR LOADING WAS 250 KG/ SQUARE METER.

3. RENTAL COST WOULD BE 70 AS PER SQUARE METER PER MONTH FOR 2054 SQUARE METERS (USEABLE SPACE) OR MAXIMUM \$103,169 PER YEAR NOT INCLUDING UTILITIES, HOWEVER, COST MAY BE NEGOTIATED DOWNWARD IF ONE YEAR ADVANCE PAYMENT PROVIDED.

4. PRESENTLY ORAL AGREEMENT EXISTS BETWEEN OWNER OF BUILDING AND EMBASSY TO LEASE THIS BUILDING TO USG. THIS AGREEMENT EXPIRES JUNE 30. THEREFORE, STRONGLY RECOMMEND DEPARTMENT RAPIDLY AUTHORIZE THE EMBASSY TO PROVIDE THE OWNER WITH A WRITTEN LETTER OF INTENT TO LEASE THIS PROPERTY PENDING FURTHER REVIEW OF FLOOR PLANS WHICH ARE BEING AIR POUCHED ON MONDAY, JUNE 25 TO YOU. IT SHOULD BE NOTED THAT AVAILABLE BUILDING SPACE IN VIENNA IS EXTREMELY DIFFICULT TO OBTAIN, AND THAT PREPARATIONS SHOULD BEGIN IMMEDIATELY IF FACILITY IS TO BE AVAILABLE FOR NEGOTIATORS WHEN NEEDED.
HUMES

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NNNNMAFVVZCZ

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*** Current Classification *** LIMITED OFFICIAL USE

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